

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15358 of the Army Distaff Foundation, Inc., as amended, pursuant to 11 DCMR 3108.1, for a special exception under Section 219 to allow an addition to an existing 241 unit community residence facility and to allow an addition under Condition (c) and to eliminate Condition (d) of the Board's previous Order No. 5550, dated June 29, 1959, for an addition of forty units and support facilities in an R-1-A District at premises 6200 Oregon Avenue, N.W., (Square 2339, Lot 3).

HEARING DATE: September 19, 1990

DECISION DATE: October 3, 1990

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (Paula L. Jewell and Carrie L. Thornhill to grant; William L. Ensign and William F. McIntosh to grant by proxy; Charles R. Norris not voting, not having heard the case).

FINAL DATE OF ORDER: January 31, 1991

ORDER

The Board granted the application, with conditions, by its Order dated January 31, 1991. By letter dated May 16, 1991, counsel for the applicant filed a timely request for Board approval of a modification to the previously approved plans. The proposed modifications to the approved plans are generally summarized as follows:

1. The bowed entry has been deleted and replaced with a straight line entry to reduce the commercial appearance of the originally proposed entrance.
2. The vehicular entrance loop has been replaced with a circular driveway to retain more of the existing green space and an existing 24-inch diameter beech tree near the entry point, as well as reduce the necessary height of the retaining wall from 16 feet to 8.5 feet. Three parking spaces located in the originally approved entrance loop will be relocated on the site.
3. The width of the front terrace has been reduced and the height of the retaining wall has been reduced to 13 feet 7 inches for aesthetic purposes.
4. The rear terrace has been redesigned to be more compatible with the existing architecture and grading.

5. A small service entrance has been added at the rear of the building adjacent to the service road to provide access to the apartment units.
6. A pathway to the existing garden at Knoll House has been eliminated because of the steep grade of the existing topography.
7. The originally proposed storm water management plan has been redesigned in accordance with the recommendations of the Department of Public Works.

The requested modification of plans does not result in any significant change in the size or configuration of the proposed facility. There was no opposition to the proposed modification of plans.

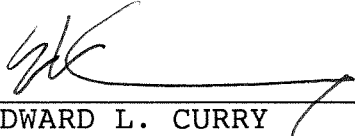
Upon review of the request for modification, the record in the case, and its final Order, the Board concludes that the proposed modifications are minor in nature and do not change the material facts relied upon by the Board in deciding the application. No additional zoning relief is required. The special exception as originally approved is unaltered. It is therefore ORDERED that the proposed MODIFICATION of PLANS is hereby APPROVED as shown on Exhibit Nos. 43B and 43C of the record. In all other respects, the Order of the Board dated January 31, 1991 shall remain in full force and effect.

DECISION DATE: June 5, 1991

VOTE: 3-0 (Paula L. Jewell to approve; William L. Ensign and Carrie L. Thornhill to approve by proxy; Charles R. Norris abstaining; Sheri M. Pruitt not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: _____

JUN 21 1991

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PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHT ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ODER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



APPLICATION/APPEAL NO. 15358

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order in this application/appeal dated JUN 21 1991 has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

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EDWARD L. CURRY
Executive Director

DATE: JUN 21 1991